

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Randy Hill, Director of Public Works
Steven Boka, Director of Planning, Zoning & Building Safety
Jon Lutz, Muscatine City Engineer

From: Jim Rudisill, Planning/CD Coordinator

Date: June 5, 2012

Re: **West Hill Sewer Separation Easements – Phase 1**

INTRODUCTION: The West Hill Sewer Separation Project – Phase 1 is planned to begin this year and continue for the next several years. In order to complete the Phase 1 work, temporary easements from four property owners must be acquired by the city. Negotiations to complete the easements have been conducted or continue to be conducted with the property owners. A table showing which easements have been completed is attached. Council approval of that list is requested.

BACKGROUND: The City of Muscatine has traditionally used a 20% value of the assessed valuation to determine the respective costs of temporary easements. The final value/cost is determined by first establishing the square footage cost of the property, based on the assessed value; and then multiplying that square footage cost by the square footage of the easement. Adjustments to these base values are made for riparian and landscape vegetation that was present on these properties. Those figures were determined by the Muscatine Community Development Department and approved by Public Works Director Randy Hill.

RECOMMENDATION/RATIONALE: Approval of the easements and other associated documents is recommended

BACKUP INFORMATION:

1. Log of Approved Compensation Estimates
- 2.
- 3.
- 4.
- 5.

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT EASEMENTS FOR THE WEST HILL SANITARY
AND STORM SEWER SEPARATION PROJECT – PHASE 1**

WHEREAS, the City is undertaking a project to separate, upgrade and improve the storm and sanitary sewers in and around the West Hill area of the city; and

WHEREAS, it is necessary for the City to obtain temporary easements from certain property owners in and around the West Hill area to begin and complete Phase 1 of this project; and

WHEREAS, each property owner has been contacted and discussed separate conditions for each of their easements;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA that the attached list of easements from property owners be accepted by the City under the conditions and for the considerations described in each easement.

PASSED, APPROVED AND ADOPTED this 7th day of June 2012.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

2012 West Hill Sewer Separation Project (Phase 1) - John Miniter & Ursula Vallejo

City of Muscatine, Iowa

Easement Values (June 1, 2012)

Prepared By Steve Boka, Muscatine Community Development Director

Parcel Information		Temporary Easement Information				Permanent Easement Information				Special Features			Total			
Property Address	Property Owner	Parcel #	Parcel Area (SF)	Parcel Assessment (SF)	Area (SF) (2)	% of Parcel Area	Value (3)	Prorated Value (4)	Area (SF) (2)	% of Parcel Area	Value (3)	Prorated Value (4)	Type	Area (SF)	Prorated Value (4)	Total Prorated Value
804 7th Street	John Miniter & Ursula Vallejo	1302103001	143312	\$34,380	49831	34.77%	\$11,954.27	\$2,390.85					Riparian	49831	\$4,325.48	\$6,716.33
Lots 1-4 Blk 127	John Mniter & Ursula Vallejo	835385008	33321	\$2,000	33321	100.00%	\$2,000.00	\$400.00					Riparian	33321	\$2,883.66	\$3,283.66
															TOTAL	\$10,000.00

(1) Assessment information obtained from Beacon Local Government GIS for the Web (MAGIC). Parcel assessment is of land only. Parcel assessment does not include structures assessment.

(2) Area is approximated from preliminary design plans. If necessary, the area will be adjusted once the design plan is finalized.

(3) Assessed value of the easement area (land).

(4) Cost Used: Temporary – 20% of Value (assessed value of area to obtain temporary easement).

Special Features – \$0.0428145/ sq. ft. (based on Natural Resources Conservation Service's \$1,865 per acre (\$0.0428145/sq. ft.) value for wetland easements (2011)).

WEST HILL SEWER (PHASE I) VALUE TABLES - REVISED

Bryan Ziegenhorn

604 Locust

June 4, 2012

Temporary Easement Value Table

TOTAL PARCEL INFORMATION					TEMPORARY EASEMENT INFORMATION						
Property Address	Property Owner	Parcel #	Parcel Area (SF)	Parcel Assessment (1)	Easement Area (SF) (2)	% of Parcel Area Used For Easement	Assessed Value of Easement Area (3)	Easement Payment from City (4)	Special Features	Special Features Payment From City (4)	Total Payment by City
604 Locust	Bryan Ziegenhorn	835385013	6039	11910	1190	3.89%	\$1,830.54	\$469.38	Tree (1) & Shrub (1)	\$411.20	\$880.58

No Permanent Easement Proposed For Acquisition In Phase I

Key

- (1) Assessment information obtained from Beacon Local Government GIS for the Web (MAGIC). Parcel assessment is of land only. Parcel assessment does not include structures assessment.
- (2) Area is approximated from preliminary design plans. If necessary, the area will be adjusted once the design plan is finalized.
- (3) Assessed value of the easement area (land).
- (4) Cost Used: Temporary – 20% of Value (assessed value of area to obtain temporary easement).
Special Features – See Ziegenhorn Tree Value Table for explanation of tree special features.

See next page for tree value table & key

Ziegenhorn Landscape Tree Value Table

Tree ID	Trunk Diameter (inches)	Cross-sectional Area (sq. inches)	Current Value/sq. in	Species Factor	Condition Factor	Location Factor	Tree Value (Formula)	Land Value	Landscape Value	Landscape Impact Loss	Property Loss Value
Hard Maple	14	153.9384	\$4,002.40	\$3,201.92	\$960.58	\$336.20	\$336.20				
Lilac Shrub	1	NA	NA	NA	NA	NA	\$75.00				
SUBTOTAL											
AVERAGE											

	TREE ID	SPECIES FACTOR	CONDITION FACTOR	LOCATION FACTOR	
	Hard Maple	80%	30%	35%	